



**Loudoun County, Virginia**

Department of Planning

1 Harrison Street, S.E., 3<sup>rd</sup> Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

**REQUEST FOR FORMAL PRE-APPLICATION CONFERENCE**

PLEASE PRINT IN INK OR USE TYPEWRITER

Applicant **COPT Acquisitions, Inc. and Eugenia Investments, Inc.** Phone **443-285-5400**  
Applicant's Address **c/o COPT, 6711 Columbia Gateway Drive, Suite 300, Columbia, MD 21046**  
Representative (Contact Person) **Ben Wales** Phone **(703) 456-8609**  
Representative's Company **Cooley LLP** email **bwales@cooley.com**  
Representative's Address **11951 Freedom Drive, Reston VA 20190**  
Current Property Owner **Eugenia Investments, Inc.**  
Owner's Address **c/o Kanes & Benator, Attorneys, LLC, 1141 Sheridan Road, NE, Atlanta, GA 30324**  
Name of Subdivision, Development, or Business **ParagonPark**  
LCTM # (Loudoun County Tax Map #) **/80/1/1/2**  
MCPI # (Map Cell Parcel Indicator #) **043-39-1396**  
Proposal/Request **ZRTD application to permit PD-IP uses under the Revised 1993 Zoning Ordinance**  
Project Location **East and west sides of Pacific Boulevard, north of the W&OD Trail and south of Severn Way**  
Existing Zoning **PD-IP (1972)** Project Acreage **141.12 acres** Election District **Broad Run**  
Zoning Ordinance Reference for Requested Use (ie: Table 2-1303 Pet Farms; or Section. 3-103E Community Center): **Section 4-500**  
Rezoning: **From PD-IP(72) to PD-IP (93)**  
Proposed Application Type:

ZMAP _____ (Zoning Map Amendment)	ZCPA _____ (Zoning Concept Plan Amendment)	ZMOD _____ (Zoning Ordinance Modification)
SPEX _____ (Special Exception)	SPMI _____ (Minor Special Exception)	CMPT _____ (Commission Permit)
		ZRTD <b>X</b> _____ (Rt. 28 Rezoning to Current Zoning Ordinance)

**PLEASE SUBMIT 8 COPIES OF APPLICATION AND ALL REQUIRED INFORMATION TO THE LAND USE REVIEW DIVISION MANAGER IN THE DEPARTMENT OF PLANNING**

Please attach to this request form:

1. Sketch map(s) of the site
2. Description of proposed project or use
3. Description of existing environmental, topographical, and structural features on the site to the extent they are known
4. Graphics illustrating the scale, location and design of any buildings or structures to the extent they are known
5. List of issues to be discussed at the conference

Pursuant to Article VI of the 1993 Zoning Ordinance, I request a pre-application conference to discuss my intentions with regard to this proposed application and any questions regarding the procedures or substantive requirements of the Zoning Ordinance. I understand that no matters discussed at this meeting shall be binding on either the applicant or the County.

Applicant's Signature Ben Wales Date 8/12/16

## **Pre-Application Conference - Description of Request ParagonPark**

August 10, 2016

### **Project Description**

COPT Acquisitions, Inc. and Eugenia Investments, Inc. (collectively the "Applicant") are proposing a Zoning Map Amendment-Conversion to Current Zoning Ordinance ("ZRTD") application for the property known as ParagonPark, identified as Loudoun County Tax Map 80 ((1)), Parcel 2 (PIN 043-39-1396). ParagonPark includes 141.12 acres and is zoned PD-IP ("Planned Development-Industrial Park") under the 1972 Zoning Ordinance. The graphic included as Exhibit A identifies the boundaries of ParagonPark.

The Applicant proposes a ZRTD for the entirety of ParagonPark to permit its conversion to the PD-IP district pursuant to the Revised 1993 Zoning Ordinance. Approval of the ZRTD will allow the Applicant to utilize the additional number of by-right and special exception uses allowed in PD-IP districts under the 1993 Zoning Ordinance and the additional density available.

ParagonPark is not subject to an approved concept plan or proffers. In 2008 the Board of Supervisors approved four special exceptions to allow the development of ParagonPark with office, warehouse, hotel and auxiliary retail uses. Unfortunately, development conditions approved with these special exceptions have contributed to ParagonPark remaining undeveloped. The proposed application will facilitate the development of the Property, to the benefit of the County's tax base.

### **Description of Site Features**

ParagonPark is currently undeveloped. It is bisected by Pacific Boulevard. Access to ParagonPark is provided by existing curb cuts on Pacific Boulevard and Severn Way

### **Issues for Discussion:**

1. Likely schedule for the ZRTD application.

## ParagonPark

### Proposed ZRTD Application

